

INDEX LEGEND	
Property Location:	Section 3 T70N, R19W Appanoose County, Iowa
Surveyor:	Ronda L. Cink, PE and PLS
Return Document to:	Triple R Engineering 2454 601st Trail Albia, IA 52531
Survey Requested By:	Jake and Allison Vice
Proprietor:	Vice Ventures, LLC

TRIPLE R ENGINEERING	2454 601st TRAIL, ALBIA, IOWA 52531	PHONE: (515) 230-8683
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# FINAL PLAT OF LAGO VISTA

**DESCRIPTION OF LAGO VISTA:**

A subdivision located in the Southwest Quarter of the Northeast Quarter and the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, all in Section 3, Township 70 North, Range 19 West of the Fifth Principal Meridian, Appanoose County, Iowa more particularly described as follows:

Beginning at the Center of Section 3, Township 70 North, Range 19 West of the Fifth Principal Meridian, Appanoose County, Iowa and proceeding thence North 00°16'59" West along the West line of the Southwest Quarter of the Northeast Quarter, a distance of 768.98 feet, to a found iron pin;  
thence North 86°42'26" East, a distance of 5.90 feet, to a found iron pin on the Westerly right-of-way line of Appanoose County Highway S70 as presently located;  
thence Southeasterly along said Right-of-Way and along a 898.60 foot radius curve, concave Northeasterly, with a chord bearing of South 26°45'35" East and a chord length of 702.91 feet, a distance of 722.19 feet, to a set iron pin;  
thence South 39°37'43" West along said Right-of-Way, a distance of 25.00 feet, to a found iron pin;  
thence Southeasterly along said Right-of-Way and along a 923.60 foot radius curve, concave Northeasterly, with a chord bearing of South 55°35'02" East and a chord length of 169.74 feet, a distance of 169.98 feet, to a found iron pin;  
thence South 29°34'34" West along said Right-of-Way, a distance of 25.86 feet, to a found iron pin;  
thence South 89°28'01" West along the South line of the Southwest Quarter of the Northeast Quarter of said Section 3, a distance of 372.59 feet, to a set iron pin;  
thence South 00°18'53" East, a distance of 18.89 feet, to a set iron pin;  
thence South 44°21'13" West, a distance of 45.18 feet, to a set iron pin;  
thence South 00°09'38" East, a distance of 1265.84 feet, to a set iron pin on the South line of the Northwest Quarter of the Southeast Quarter of said Section 3;  
thence South 89°33'46" West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 3, a distance of 20.53 feet, to a found concrete monument at the Southwest corner thereof;  
thence South 89°57'15" West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 3, a distance of 660.44 feet, to a found concrete monument;  
thence North 00°24'45" West, a distance of 658.20 feet, to a found concrete monument;  
thence South 89°59'44" West, a distance of 329.66 feet, to a found concrete monument;  
thence North 00°23'34" West, a distance of 658.41 feet, to a found concrete monument on the North line of the Northeast Quarter of the Southwest Quarter of said Section 3;  
thence North 89°57'50" East along the North line of the Northeast Quarter of the Southwest Quarter of said Section 3, a distance of 990.49 feet, to the found concrete monument at the Point of Beginning, said Parcel containing 28.44 acres, more or less, subject to easements of record.

**APPROVED BY:**

Linda Demry - Chairwoman  
Appanoose County Board of Supervisors

Kelly Howard  
Appanoose County Auditor

Mark McGill - Vice Chairman  
Appanoose County Board of Supervisors

Michael Barth  
Appanoose County Assessor

Jeff Kulatycki  
Appanoose County Board of Supervisors

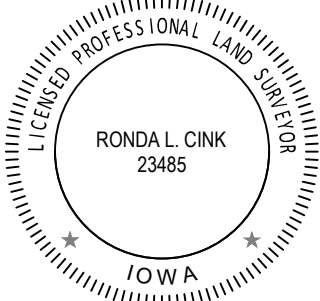
Bradley J. Skinner, PE & PLS  
Appanoose County Engineer

EXISTING LAND USE: Zoned Commercial and Residential  
(Source-Appanoose County Zoning Map Dated 07/31/2012)  
PROPOSED LAND USE: Residential  
OWNER: Vice Ventures, LLC  
ENGINEER AND SURVEYOR: Ronda Cink, PE & PLS



APPANOOSE COUNTY, IOWA

PROJECT NO.	23-063
DRAWN BY:	R.Cink
DATE:	6/19/2024
SHEET	1 of 2



I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

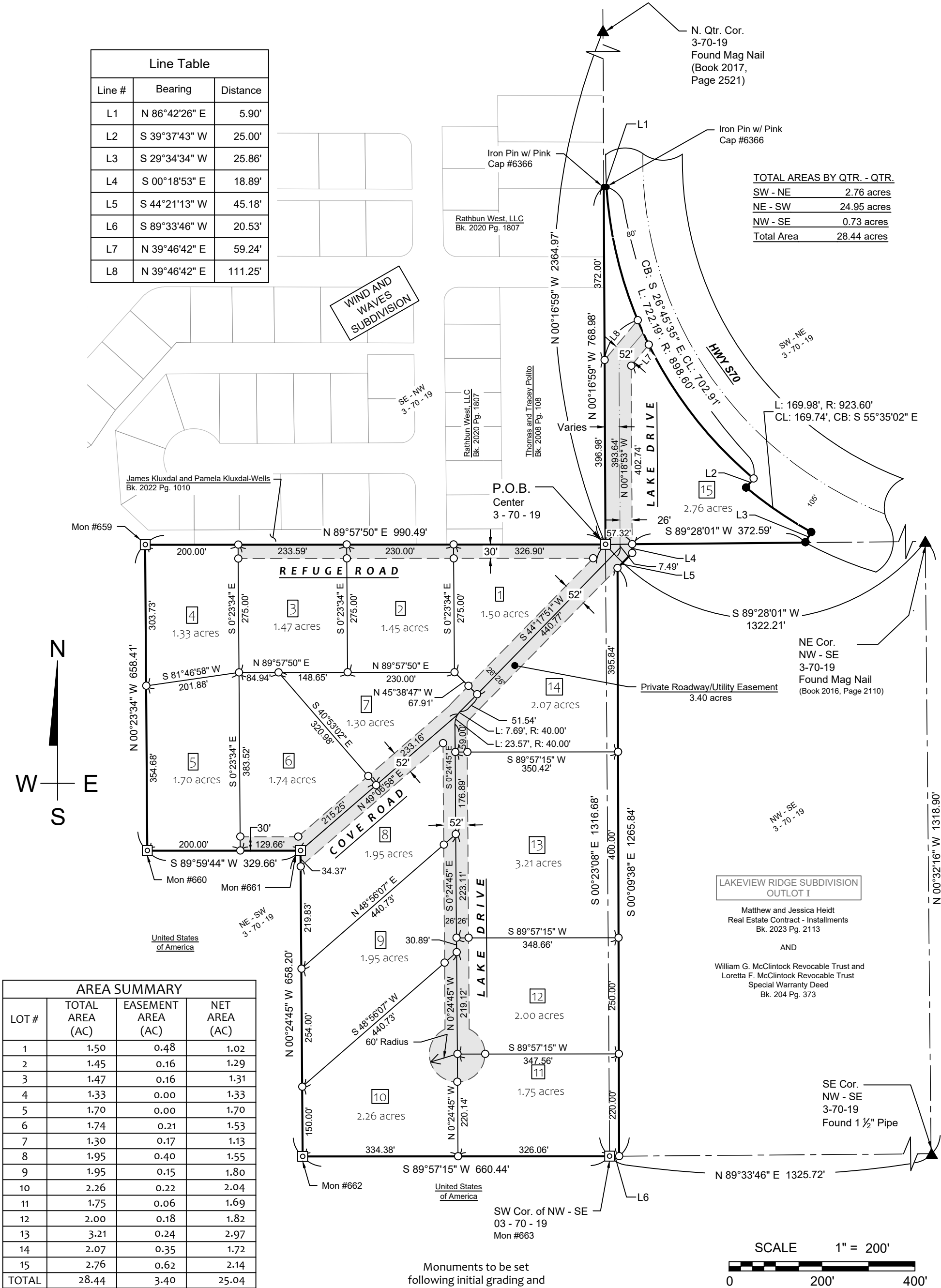
Ronda L. Cink PE & PLS                      Registration No. 23485

Date: 06/19/2024

My registration renewal date is December 31, 2025.  
Pages covered by this certification: Sheets 1 & 2


Line Table		
Line #	Bearing	Distance
L1	N 86°42'26" E	5.90'
L2	S 39°37'43" W	25.00'
L3	S 29°34'34" W	25.86'
L4	S 00°18'53" E	18.89'
L5	S 44°21'13" W	45.18'
L6	S 89°33'46" W	20.53'
L7	N 39°46'42" E	59.24'
L8	N 39°46'42" E	111.25'

TOTAL AREAS BY QTR. - QTR.	
SW - NE	2.76 acres
NE - SW	24.95 acres
NW - SE	0.73 acres
Total Area	28.44 acres



AREA SUMMARY			
LOT #	TOTAL AREA (AC)	EASEMENT AREA (AC)	NET AREA (AC)
1	1.50	0.48	1.02
2	1.45	0.16	1.29
3	1.47	0.16	1.31
4	1.33	0.00	1.33
5	1.70	0.00	1.70
6	1.74	0.21	1.53
7	1.30	0.17	1.13
8	1.95	0.40	1.55
9	1.95	0.15	1.80
10	2.26	0.22	2.04
11	1.75	0.06	1.69
12	2.00	0.18	1.82
13	3.21	0.24	2.97
14	2.07	0.35	1.72
15	2.76	0.62	2.14
TOTAL	28.44	3.40	25.04

Basis of Bearing: Iowa Regional Coordinate System, Zone 12



APPANOOSE COUNTY, IOWA	
PROJECT NO.	23-063
DRAWN BY:	R.Cink
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SHEET	2 of 2

MONUMENT LEGEND	
Section Corner Found: As Noted	▲
Monument Found: 1/2" Iron Pin, unless noted	●
Monument Set: 1/2" Iron Pin w/ Purple Cap #23485	○
U.S.A.C.E. Concrete Monument Found	◻